



MAYOR AND COUNCIL AGENDA

NO. 8

DEPT.: Community Planning and Development Services DATE PREPARED: 9/13/05
STAFF CONTACT: Deane Mellander, Planner III FOR MEETING OF: 9/19/05

SUBJECT: Public hearing on Preliminary Development Plan Amendment PDP2003-0005B: Rockville Cultural Arts Building, consisting of a 5-story building containing 9,310 square feet of ground-floor retail, 23,100 square feet of incubator office space, and 24,900 square feet of artist and studio space, 6,000 square feet of rooftop activity area, and 7,490 square feet of common area/loading dock/mechanical space for a total of 70,800 gross square feet. Block 3A, Rockville Town Square project.

RECOMMENDATION: Hold public hearing, close record, discuss the testimony of the hearing, and direct staff to bring an ordinance back on September 26, 2005 to amend the PDP.

DISCUSSION: The proposed Cultural Arts building is the final piece in the development of the Rockville Town Square project. The proposed building will consist of five stories, and contain a mix of uses. The first floor will contain 8,193 square feet of retail space plus 1,117 square feet for the Rockville Arts Place. The second and third floors will be devoted to artist's studios and related activities, with a total gross floor area of 27,000 square feet. The fourth and fifth floors will be devoted to Montgomery County incubator office space use, with a total of 25,200 gross square feet. In addition, the roof area has been designed to accommodate social event activities. This includes restrooms and a small catering kitchen. This area totals about 6,000 square feet. The total area of the building, including the loading dock and other common spaces, is 70,800 gross square feet.

The building will occupy the remaining vacant area of Block 3A of the Town Square project. The new public library, currently under construction, occupies the balance of the block. The new building will share a party wall with the library on its east side. The primary entry to the upper floors will be via a doorway facing onto Newmarket Street. The retail areas will be laid out by the tenants, but there is expected to be a prime entry facing out onto the public plaza. There is a loading dock exiting onto Beall Avenue, next to the loading dock for the library.

The approved PDP for the Town Square project limits the proposed Cultural Arts building to 25,900 square feet, with a potential to expand by another 13,000 square feet, for a possible total of 38,900 square feet. Since that time the program for the building has expanded with the inclusion of the County-sponsored incubator office space. With the addition of 10,000 square feet of retail space in Block 5 (by separate use permit amendment), the proposed 9,310 square feet of ground floor retail in the Cultural Arts building will exceed the 184,563 square feet of total retail approved in the PDP by 2,103 square feet. Thus, the applicant requests that the PDP be amended to increase the square footage allowed for the cultural arts facility (minus the retail) from 38,900 square feet to 56,000 square feet, and increase the allowed retail area from 184,563 square feet to 192,000 square feet.

There is expected to be a minor increase in new trips, based on the increases proposed in the amendment. The added 25,200 square feet of incubator office could generate 52 new P.M. peak

trips, while the added 2,103 square feet of retail could generate an additional 5 P.M. peak trips, for a total of 57 new trips. The original PDP approved up to 777 dwellings. Currently, no more than 648 units could be built under the existing approvals. This means that the number of residential trips is effectively reduced by about 44 trips in the P.M. peak. The net increase would be about 13 new trips. This is a very small increase compared to the 906 P.M. trips assigned to the Town Square project by the Town Center Traffic Study. These added trips would be distributed throughout the town center area.

Based on the Walker parking analysis for the Town Center, staff finds that there should be sufficient parking to accommodate the additional uses. This analysis is contained in the attached staff report to the Planning Commission.

The proposed building does not directly confront any existing or proposed buildings on the north side of Beall Avenue. The KSI project, which has received PDP approval but no Use Permit approval, is to the west. Staff does not believe there will be any shadow impact from the proposed Cultural Arts building on any residences in the KSI project. There may be some shadow impact at the ground floor retail level.

The architecture of the building is described as modern, with a linear and rectangular theme. It provides a counterpoint to the overall architectural style of both the library and the other buildings in the Town Square project.

The streetscape design is consistent with design previously approved by the Mayor and Council via Use Permit USE2003-00670 for the Town Square public improvements.

BOARDS AND COMMISSIONS REVIEW: The Planning Commission reviewed this application at their meeting on July 27 and recommended approval. Their recommendation is attached.

NEXT STEPS: Following discussion and instruction, prepare an ordinance for adoption to amend the PDP. Following approval of the PDP amendment, the Mayor and Council can take action on the related Use Permit USE2005-00691 for the Cultural Arts Facility.

PREPARED BY:

Deane E. Mellander
Deane Mellander, Planner III

9/14/05
Date

APPROVED BY:

R. James Wasilak
R. James Wasilak, AICP, Chief of Planning

9/14/05
Date

APPROVED BY:

Arthur D. Chambers
Arthur D. Chambers, AICP, Director

9/14/05
Date

APPROVED BY:

Scott Ullery
Scott Ullery, City Manager

Date

LIST OF ATTACHMENTS:

1. Planning Commission recommendation.
2. PDP amendment staff report to the Planning Commission.
3. Use Permit staff report to the Planning Commission.
4. Proposed PDP plan.



City of Rockville

MEMORANDUM

September 13, 2005

TO: Mayor and Council

FROM: Planning Commission

SUBJECT: Planning Commission Recommendation on Preliminary Development Plan Amendment application PDP2003-0005B and Use Permit Application USE2005-00691, Rockville Town Square Cultural Arts Building.

The Planning Commission considered the proposed PDP amendment to the Rockville Town Square at its meeting on August 15, 2005. The proposed amendment would allow for an increase in the amount of ground-level retail and the size of the Cultural Arts Facility as compared to the initial approved PDP amendment of November, 2004. The Commission received comments from the planning staff and the public.

The Planning Commission notes that much of the proposed increase in floor area for the Cultural Arts facility is due to the County's desire to incorporate space for their incubator office program. The majority of the Commission supports the proposed amendment. Commissioner Ostell, while not objecting to the project in general, is concerned that the potential traffic impact of the enlarged building, and the parking requirements, have not been adequately addressed. These items should be further addressed at the public hearing.

Therefore, on a motion by Commissioner Johnson, seconded by Commissioner Hilton, and with Commissioners Britton and Weiner voting in favor, and with Commissioner Ostell voting against, and with two members absent, the Planning Commission recommends approval of the proposed Preliminary Development Plan amendment, and the related Use Permit for the Town Square Cultural Arts Facility,

cc: Planning Commission
Case File



City of Rockville

MEMORANDUM

August 10, 2005

TO: City of Rockville Planning Commission

FROM: Deane Mellander, Planner III

VIA: R. James Wasilak, AICP, Chief of Planning

SUBJECT: Preliminary Development Plan Amendment PDP2003-0005B; Rockville Town Square Block 3A, Cultural Arts Building; Mayor and Council of Rockville/Federal Realty Investment Trust, applicants.

BACKGROUND

On March 15, 2004 the Mayor and Council approved use permits for the Rockville Town Square project. At that same meeting, the Mayor and Council, with the affirmative recommendation of the Planning Commission, approved an amendment to Preliminary Development Plan PDP2003-00005. The amendment allowed up to 6 stories on Block 5, reduced the allowable building height on Block 4 to 75 feet, and reduced the number of residential units from 777 to 660 units.

The amended PDP allows the following:

Retail Commercial:	184,563 gross square feet
Multi-family residential:	660 dwelling units (including MPDU's)
Public Library:	102,522 gross square feet
Cultural Arts Facility:	25,900 gross square feet (may be increased by 13,000 additional square feet)
Maximum building height:	6 stories or 75 feet

The applicants subsequently applied to amend the Use Permit for Block 5 to add 8 additional units above a portion of the building fronting along Maryland Avenue. This portion of the building is referred to as façade 5E. This use permit amendment was approved by the Mayor and Council on November 11, 2004. The applicants also have a pending use permit amendment to delete four residential apartments from Block 5 in order to permit the installation of a two-story health and fitness club (Gold's Gym).

ANALYSIS

As the development program for the Cultural Arts Building has proceeded over time, it has expanded to include a significant space for a County-sponsored incubator office program. As a consequence, the building size has increased substantially from what was anticipated at the time the PDP was approved. The proposed building is now 5 stories (73 feet) high, and contains approximately 70,800 square feet of space. This exceeds the area approved in the PDP by about 31,900 square feet. The Use Permit application proposes to allow 9,310 square feet of ground floor retail space in the building. This can be subtracted from the total since it will be counted in the overall retail space numbers. The pending Use Permit amendment for Block 5 would expand the retail space in that block by about 10,000 square feet. That, coupled with the retail proposed in the Cultural Arts Building, would exceed the retail permitted in the PDP by about 2,103 square feet.

The applicant is therefore requesting that the PDP be amended to allow the following development:

Retail Commercial:	192,000 gross square feet
Multi-family residential:	660 dwelling units
Public Library:	102,522 gross square feet
Cultural Arts Facility	62,000 gross square feet

The following table provides a summary of the proposed changes:

Use	Amended PDP 2004	Approved Use Permits	Block 5 Amend.	Cult. Arts Facility	Subtotal	Requested PDP Amend.
Retail	184,563 s.f.	171,823 s.f.	10,000 s.f.	9,310 s.f.	191,133 s.f.	192,000 s.f.
Office	-	-	-	25,200 s.f.	25,200 s.f.	-
Cult. Arts	38,900 s.f.	-	-	36,290 s.f.	36,290 s.f.	
Cult. Arts Total minus Retail				61,490 s.f.		62,000 s.f.
Library	102,522 s.f.	102,522	-	-	102,522 s.f.	102,522 s.f.
Residential	660	648	644	-		660

The numbers for the retail and cultural arts items have been rounded up slightly to even amounts. This will allow a small degree of flexibility as the final tenant layout designs are completed. Also note that the floor area for the library includes approximately 3,000 square feet of accessory retail, as approved in the Use Permit for the library. Also, even though the number of residential

units actually approved is less than the 660 approved, no amendment is requested for the residential component at this time.

The building will sit on the site already set aside for it in the previously approved Public Improvements Use Permit (USE2003-00670). Thus, the streetscaping and related items are covered under that approval. No changes are proposed for the streetscape or plaza area by this application. At 5 stories and 73 feet in height, the building complies with the limits set forth in the amended PDP.

Under Sec. 25-693(2), the number of parking spaces required may be determined by one of two methods. Subsection a provides a chart to calculate the spaces required based on time of day. Subsection b allows "Approval of an integrated parking demand program for a mixed-use development on City-owned land or land purchased by the applicant from the City within the Town Center Performance District, or for development within a designated Parking District."

The Town Square project has been designated a Parking District. Walker Parking Consultants has been retained by the City to develop a parking demand analysis for this project. Their analysis, including the new Cultural Arts building, shows a peak weekday demand of 1,822 spaces. This includes 966 spaces reserved for the condo residents. The result is a peak public demand for 856 spaces. The project is providing a total of 1,955 spaces, of which 977 are public. Thus, under this analysis, there is a potential reservoir of 121 spaces in the peak weekday afternoon. For the weekend peak, the demand is 757 spaces, leaving a reservoir of 220 spaces.

Development Summary by Block for PDP Amendment						
Block	Retail	Cultural Arts Facility	Library	Residences	Off-Street Parking Spaces	
					Residential	Public
1/2	70,071	0	0	241	324	225
3A	9,310	62,000	102,522	0	0	0
3B	35,973	0	0	142	256	0
4	19,642	0	0	109	244	630
5	56,137	0	0	152	154	122
TOTAL	191,133	62,000	102,522	644	978	977

Note: An additional 43 street parking spaces are also being provided

The staff did an analysis of the parking demand using the traditional calculations with the chart in subsection a of Sec. 25-693(2). Under this calculation, the staff determined that the project was short 41 spaces using the 40% nonresidential reduction allowed under the code, or 2% over the allowed reduction.

It is the opinion of the staff that the Parking Demand calculations for the parking district should be utilized as allowed under the Code for an integrated parking demand program. Under the traditional method the project is very close to meeting the requirements. With the 121 extra spaces in the afternoon peak, and 220 spaces in the weekend peak as shown in the Walker study, plus the added 43 street spaces, staff finds that there should be adequate parking to accommodate the new Cultural Arts building.

RECOMMENDATION

The Planning Commission provides a recommendation to the Mayor and Council on the proposed PDP amendment. The staff recommends that the proposed PDP amendment be approved as described above. Approval is subject to the following conditions:

- A. Submission, for the approval of the Chief of Planning, of 11 copies of the revised Preliminary Development Plan.
- B. All other conditions of approval of PDP2003-0005A remain in effect as they relate to this site.

/dem

Attachments:

- 1. Proposed Preliminary Development Plan
- 2. Walker Parking Consultants Peak Parking Demand Tables

CONSTRUCTION NOTES:

1) The contractor must contact the following prior to beginning work: City Department of Public Works at 240-314-8500, City Transportation Division at 240-314-8590 (traffic signal locations at 240-314-8500), City Operations Division at 240-314-8567 and Min. Utility at 1-800-257-7777 48 hours before excavating.

1. The contractor must contact the following prior to beginning work: City Department of Public Works at 240-314-8590, City Transportation Division at 240-314-8590 (traffic signal locations and streetlight locations), City Utilities Division at 240-314-8567 and City Utility at 1-800-257-7777 48 hours before excavating.
2. All storm drain and paving construction shall be in accordance with the latest General Specifications and Standard Details of the Maryland State Highway Administration, Montgomery County and the City of Rockville unless otherwise noted.
3. Information concerning existing underground utilities was obtained from available records. The Contractor must determine the exact location and elevation of existing utilities by digging test pits by hand, at all utility crossings well in advance of trenching.
4. Maintain minimum one-foot vertical clearance between all storm drain crossings and other utilities. If clearance is less than shown on this plan, contact the City Department of Public Works Engineer before proceeding with construction.
5. Trench backfill shall be compacted to 95% per AASHTO T-99. Method C and compacted with correct moisture content. Contractor shall supply the City Inspector with certified compaction test results from an Independent Unbiased Testing Engineer.
6. Where any part of the storm drain system is located in a fill section, provide select fill material compacted to 95% AASHTO T-180. Method C with correct moisture content from existing ground to approved pipe subgrade. Contractor shall supply City Inspector with certified compaction test results from a Geotechnical Engineer.
7. The public use utility patch shall be in accordance with City Standard Detail #60 and #60A. All trenches in public areas to be filled with compacted CR-6 or recycled concrete aggregate (RCRA) to meet City Department of Public Works specifications. The depth of the patch shall be determined by the Mill and Overlay requirements (see City Standard Detail #50) at street curb shall be determined by the City Contract Management Division.
8. Utilities otherwise specified, all storm drain pipes shall be installed with Montgomery County Standard "C" shaped subgrade bedding or better.
9. When tying into existing pavement, saw cut existing paving edge to provide a clean, straight and vertical joint. When removing existing curb or sidewalk, remove to the nearest joint.
10. Paving Contractor is responsible for adjusting utility pipes to furnished grade.
11. Handicap parking, signing, access, walkways and railings for the disabled shall conform to the "Americans with Disabilities Act", (ADA) requirements.
12. Traffic must be maintained on all roadways within the construction area unless otherwise permitted by the City Contract Management Division. Monday through Friday, Deployment and design of all traffic control devices shall be completed by 0600 hours. Monday through Friday, Deployment and design of all traffic control devices shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).

SUBJECT PROPERTY: BLOCK 3A, ROCKWELL TOWN SQUARE
LOT 22, BLOCK 8, CITY CENTER PLAT # Z2892

LOT AREA: 19,750 S.F. OR 0.45340 AC.

ZONING CLASSIFICATION: TM-2 (TOWN CENTER MIXED USE)

PROPOSED USE: MIXED USE DEVELOPMENT INCLUDING
RETAIL, OFFICE, CULTURAL ARTS


Block 3A is part of the approved Preliminary Development Plan # PDP 2003-00005
Block 3A is part of the approved Use Permit Plan # USE 2003-00070
Block 3A is included in the approved SWM Conservation Plan # SCP 2001-00084
Block 3A is included in the approved Forest Conservation Plan # FFCP 2003-00015
Block 3A is part of the approved Town Square Project and construction is
based on the approved Town Square Public Improvement Plans

EXISTING		PROPOSED	
	Paving		Curb & Gutter
	Sign		Utility Pole
	Lamp Post		Post or Ballard
	Tree		Electric
	Overhead Wire		Sanitary Sewer
	Storm Drain		Water Line
	Fire Hydrant		Gas
	Telephone		Buildings
	Concrete		Spot Elevation
	Contour		Spot Elevation

DEVELOPMENT WITH IN THE PUBLIC RIGHT-OF-WAYS, INCLUDING IMPROVEMENTS UP TO THE BUILDING FACE ALONG PUBLIC RIGHT-OF-WAYS, INCLUDING STORMDRAIN, STORMWATER MANAGEMENT, WATER AND SEWER, LANDSCAPING AND PUBLIC RIGHT-OF-WAYS AND IS NOT INCLUDED IN THESE PLANS.

USE PERMIT PLAN
BLOCK 3A

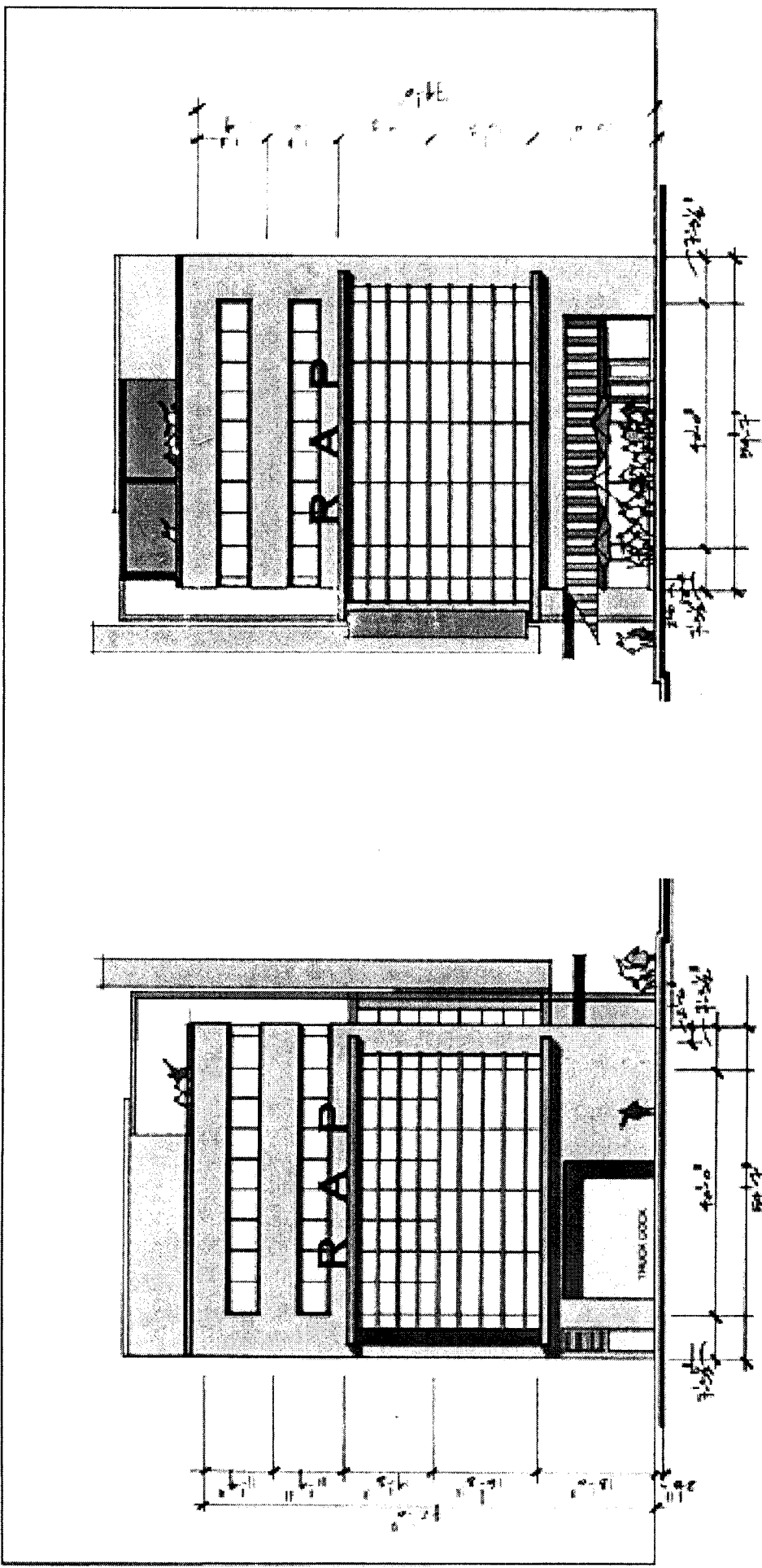
LOT 22, BLOCK B, CITY CENTER, PLAT #22892
D - CITY OF ROCKVILLE - MONTGOMERY COUNTY - MARYLAND

	Macris, Hendricks & Glascock, P.A. Engineers • Planners Landscape Architects • Surveyors			Phone 301.870.0040 Fax 301.840.0862 Web: www.mhg.com
	Proj. Mgr.	Designer		
	MDP	MDP		
	Date	Scale		
	30-03	1" = 20'		
Project No.	Sheet			
1977-587-51	1 of 1			

⑨

FOR LOCATIONS OF CITY WATER AND SEWER
CALL "CITY UTILITIES SUPERINTENDENT"
AT 240-314-8567. FOR LOCATIONS OF
OTHER UTILITIES CALL "MISS UTILITY"
AT 1-800-257-7777 AT LEAST 48 HOURS
BEFORE BEGINNING CONSTRUCTION

Attachment 2
N. & S. elevations



1 NORTH ELEVATION
33'0" x 14'

2 SOUTH ELEVATION
33'0" x 14'

ROCKVILLE ARTS PLACE
ROCKVILLE TOWN SQUARE
ROCKVILLE, MARYLAND

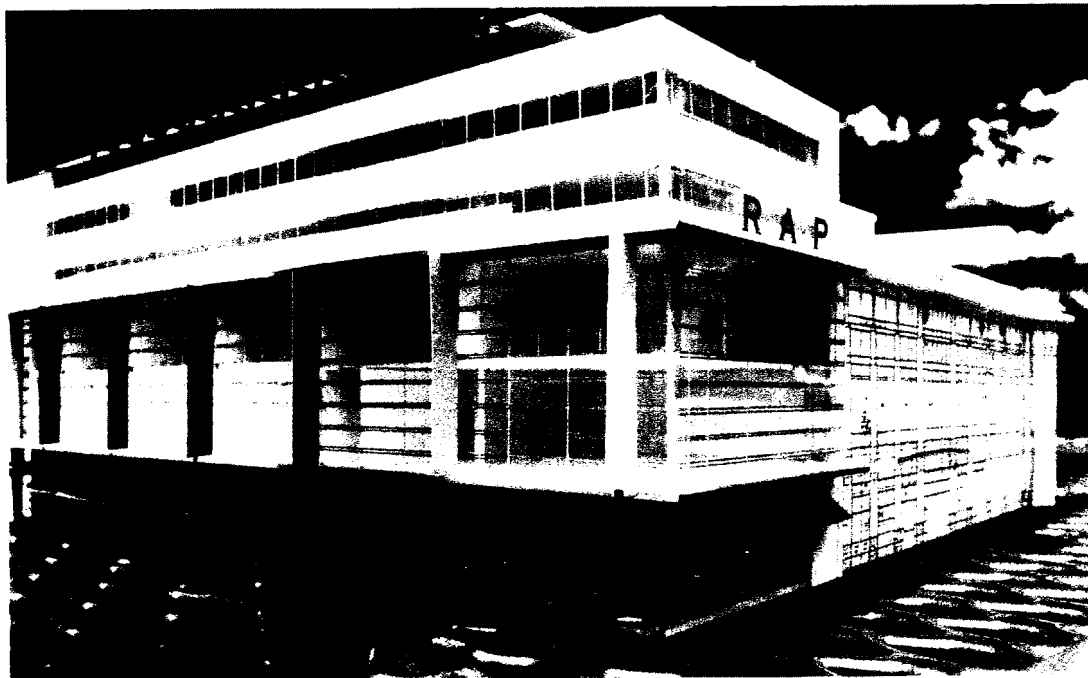


DATE	
BY	
CHECKED	
APPROVED	

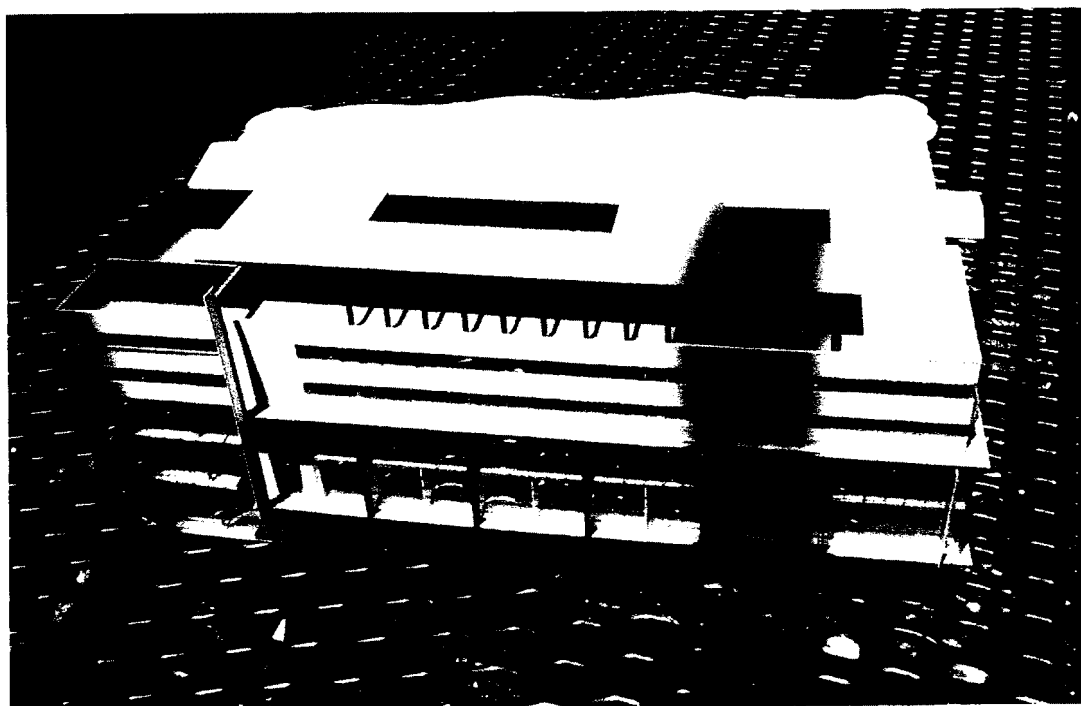
DATE	
BY	
CHECKED	
APPROVED	

DATE PROJECT: 10/1/01
PROJECT: ROCKVILLE TOWN SQUARE
NORTH & SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
SHEET: 2
SHEET TOTAL: 10

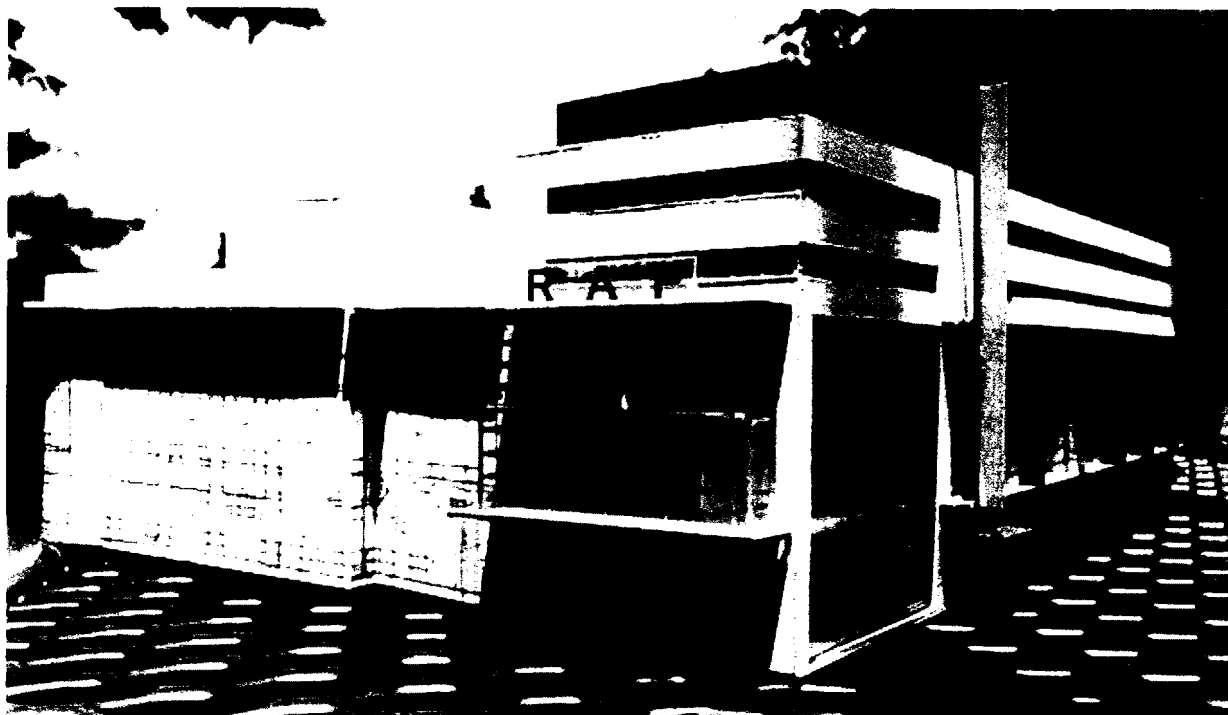
Photos of Cultural Arts Building Model with New Library Model



Southwest corner of proposed Cultural Arts Building with library beyond. Public plaza would be to the right.



West side of proposed building (facing Newmarket Street) from above.



Northwest corner of proposed Cultural Arts Building with library adjoining, from near ground level.



Northwest corner of proposed building from above, with new library beyond. Corner of Newmarket Street and Beall Avenue



City of Rockville

MEMORANDUM

August 10, 2005

TO: City of Rockville Planning Commission

FROM: Deane Mellander, Planner III *DM*

VIA: R. James Wasilak, AICP, Chief of Planning

SUBJECT: Use Permit application USE2005-00691, Rockville Town Square Block 3A, Cultural Arts Building; Mayor and Council of Rockville/Federal Realty Investment Trust, applicants.

BACKGROUND

On March 15, 2004 the Mayor and Council approved use permits for the Rockville Town Square project. At that same meeting, the Mayor and Council, with the affirmative recommendation of the Planning Commission, approved an amendment to Preliminary Development Plan PDP2003-00005. The amendment allowed up to 6 stories on Block 5, reduced the allowable building height on Block 4 to 75 feet, and reduced the number of residential units from 777 to 660 units.

The amended PDP allows the following:

Retail Commercial:	184,563 gross square feet
Multi-family residential:	660 dwelling units (including MPDU's)
Public Library:	102,522 gross square feet
Cultural Arts Facility:	25,900 gross square feet (may be increased by 13,000 additional square feet)
Maximum building height:	6 stories or 75 feet

Note that the 2004 PDP amendment did not affect the Cultural Arts facility as compared to the initial approval in 2003.

The applicants subsequently applied to amend the Use Permit for Block 5 to add 8 additional units above a portion of the building fronting along Maryland Avenue. This portion of the building is referred to as façade 5E. The Mayor and Council approved this amendment on November 11, 2004. The applicants also have a pending amendment to delete four residential

apartments from Block 5 in order to permit the installation of a two-story health and fitness club (Gold's Gym).

ANALYSIS

Preliminary Development Plan Amendment

As the development program for the Cultural Arts Building has proceeded over time, it has expanded to include a significant space for a County-sponsored incubator office program. As a consequence, the building size has increased substantially from what was anticipated at the time the original PDP (PDP2003-00005) was approved. The proposed building is now 5 stories high, and contains approximately 64,800 square feet of space. This exceeds the area approved in the PDP by about 25,900 square feet. The Use Permit application proposes to allow 9,310 square feet of ground floor retail space in the building. The pending Use Permit amendment for Block 5 would expand the retail space in that block by about 10,000 square feet. That, coupled with the retail proposed in the Cultural Arts Building, would exceed the retail permitted in the approved PDP by about 2,103 square feet.

The applicant has requested that the PDP be amended to allow the following development:

Retail Commercial:	192,000 gross square feet
Multi-family residential:	660 dwelling units
Public Library:	102,522 gross square feet
Cultural Arts Facility	62,000 gross square feet

The following table provides a summary of the current and proposed situation:

Use	Amended PDP 2004	Approved Use Permits	Block 5 Amend.	Cult. Arts Facility	Subtotal	Requested PDP Amend.
Retail	184,563 s.f.	171,823 s.f.	10,000 s.f.	9,310 s.f.	191,133 s.f.	192,000 s.f.
Office	-	-	-	25,200 s.f.	25,200 s.f.	-
Cult. Arts	38,900 s.f.	-	-	36,290 s.f.	36,290 s.f.	
Cult. Arts Total minus Retail				61,490 s.f.		62,000 s.f.
Library	102,522 s.f.	102,522	-	-	102,522 s.f.	102,522 s.f.
Residential	660	648	644	-		660

The proposed PDP amendment is being considered as a separate action. The Mayor and Council must approve the PDP amendment prior to taking action on this use permit application. See the relevant staff report.

Use Permit Application

The Use Permit application proposes construction of a 5-story building containing 64,800 gross square feet of space. The space utilization by floor is proposed as follows:

	Ground Level	Second Floor	Third Floor	Fourth Floor	Fifth Floor	Roof (Mech)
Common Areas/ Mechanical	3,290 sf	1,050 sf	1,050 sf	1,050 sf	1,050 sf	(5,650 sf)
Retail	8,193 sf					
Rockville Arts Place	1,117 sf	12,450 sf	12,450 sf			
MoCo Incubator Office				11,550 sf	11,550 sf	
Event Space						6,000 sf
Total GFA	12,600 sf	13,500 sf	13,500 sf	12,600 sf	12,600 sf	70,800 sf

Note: Rooftop Mechanical area does not count towards gross floor area

The proposed building will share a common party wall with the new County Library, currently under construction on the adjoining lot. The building will have entries onto the public plaza, as well as to Newmarket Street and Beall Avenue. A condominium regime is proposed for the building. Federal Realty Investment Trust will own the retail space, the County the incubator office space, and the City will own the arts spaces.

The building will sit on the site already set aside for it in the previously approved Public Improvements Use Permit (USE2003-00670). Thus, the streetscaping and related items are covered under that approval. No changes are proposed for the streetscape or plaza area by this application. The building height meets the technical requirements of the PDP, since it is 74 feet in height.

Parking for this building will be included in the overall parking district plan for the Town Center area. A total of 977 public parking spaces are being provided within the Town Square project. The Walker Parking Consultants study indicates that the peak public parking demand on an afternoon weekday would be 856 spaces. This leaves a reservoir of 121 spaces. The weekend evening peak demand, which is when the rooftop area is most likely to be utilized, is 757 spaces. This leaves a reservoir of 220 spaces, which should easily accommodate an occasional rooftop function. Note that in addition, there are 978 parking spaces provided for the residential uses for a total of 1,955 parking spaces in the Town Square project. There are an additional 43 on-street parking spaces provided.

The architecture may be described as a linear, International-style design. There is significant glass proposed for the second and third floors, which are proposed for artist studio spaces. The upper two floors have more modest window treatments, reflecting their use for the incubator

office space. The roof is occupied primarily by the typical mechanical spaces for heat exchanger, condensers, and so forth. The Code allows the screen walls for such equipment to extend beyond the roof height by up to 19 feet. The portion of the roof that overlooks Newmarket Street and the public plaza is roofed but open and has been designed for public functions. There will be elevator access to the roof, and a small caterer's kitchen will be included. The total roof area devoted to function activities is 6,000 square feet. Since this area is intended for occupancy, it has to be counted in the gross floor area.

The building design is a good counterpoint to the more organic design of the library, and the more traditional facades of the other buildings in the Town Square project. This comports with the intent to have the town center appear to have been built over time, with some variety of distinct architectural features.

RECOMMENDATION

Under the provisions of text amendment TXT2004-00212, the Mayor and Council must approve amendments to Use Permits that were previously approved by the Mayor and Council. Therefore, in this case the Planning Commission is providing a recommendation to the Mayor and Council on this application.

The staff recommends that the proposed Use Permit be approved, with the following conditions:

- A. Approval by the Mayor and Council of the proposed amendment to the PDP to allow for the expansion of the retail and Cultural Arts facility.
- B. B. Submission, for the approval of the Chief of Planning, of 11 copies of the site development plan.
- C. Final façade design to be approved by the Chief of Planning.
- D. The Department of Public Works requires the following:
 - a. Coordinate utility connections and access points as required by approved Town Square right-of-way plan and PWK2004-00050.
 - b. Submit engineering plans and obtain permits from DPW for public improvements.
- E. All other conditions of approval of Use Permit USE2003-00670 for the public improvements for the Rockville Town Square project remain in effect as they relate to this site.

/dem

Attachments:

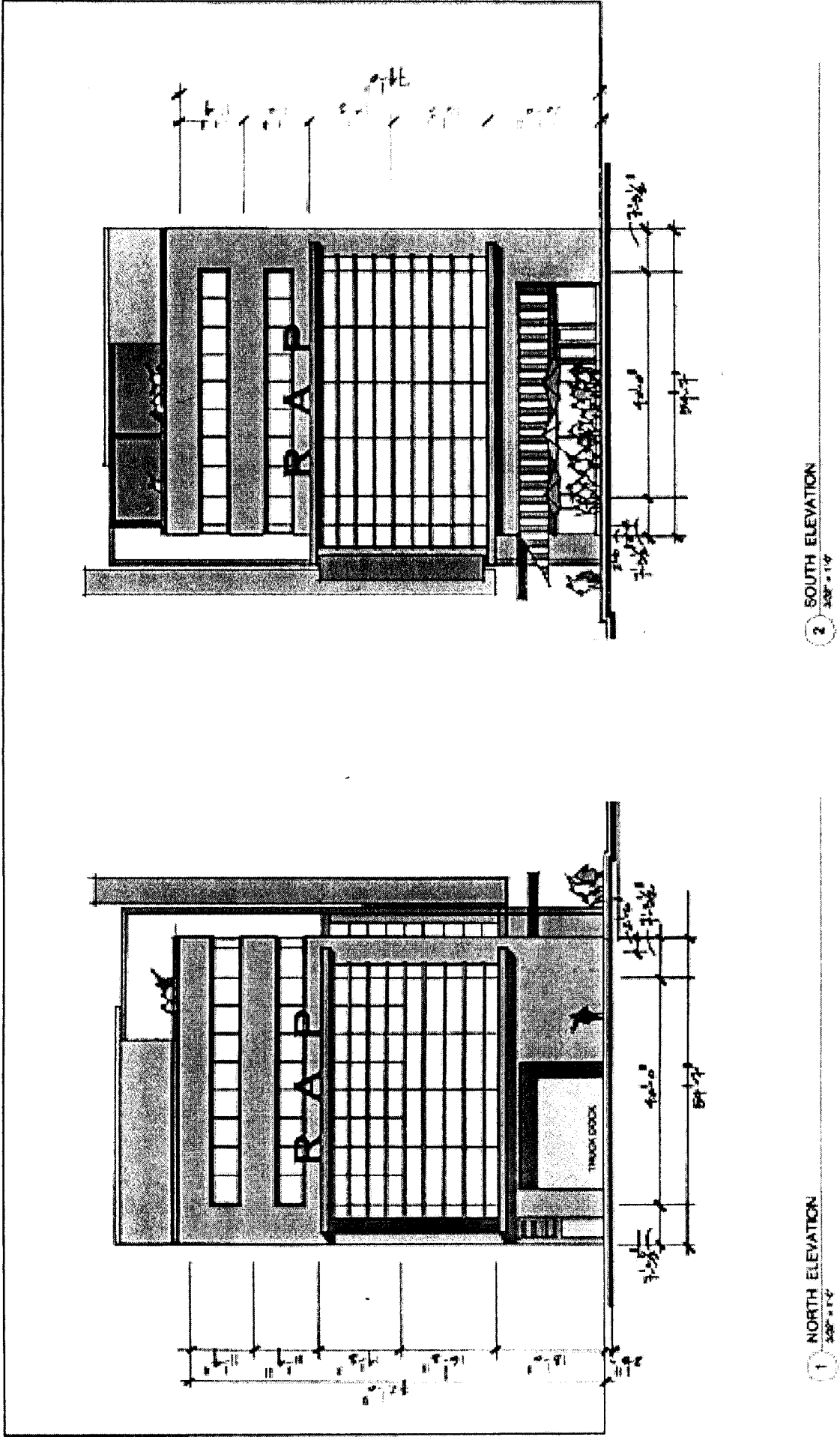
1. Site development plan.

Page 5

August 10, 2005

2. Building elevations north and south.
3. Building elevation west.
4. Photos of architect's model.

Attachment 2
N. & S. elevations



ROCKVILLE ARTS PLACE
ROCKVILLE TOWN SQUARE
ROCKVILLE, MARYLAND

ARCHITECT
PROJECT NO. 1001
DATE: 10/10/01
BY: J. C. [illegible]

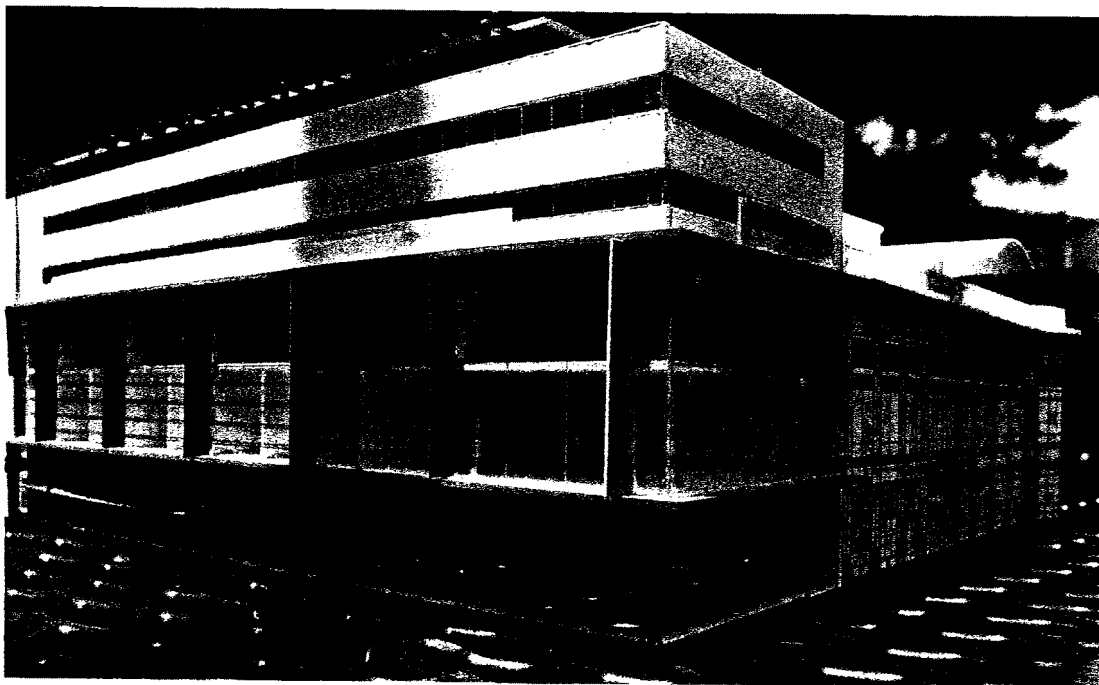


NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/10/01
2	ISSUED FOR PERMIT	10/10/01
3	ISSUED FOR PERMIT	10/10/01
4	ISSUED FOR PERMIT	10/10/01
5	ISSUED FOR PERMIT	10/10/01
6	ISSUED FOR PERMIT	10/10/01
7	ISSUED FOR PERMIT	10/10/01
8	ISSUED FOR PERMIT	10/10/01
9	ISSUED FOR PERMIT	10/10/01
10	ISSUED FOR PERMIT	10/10/01

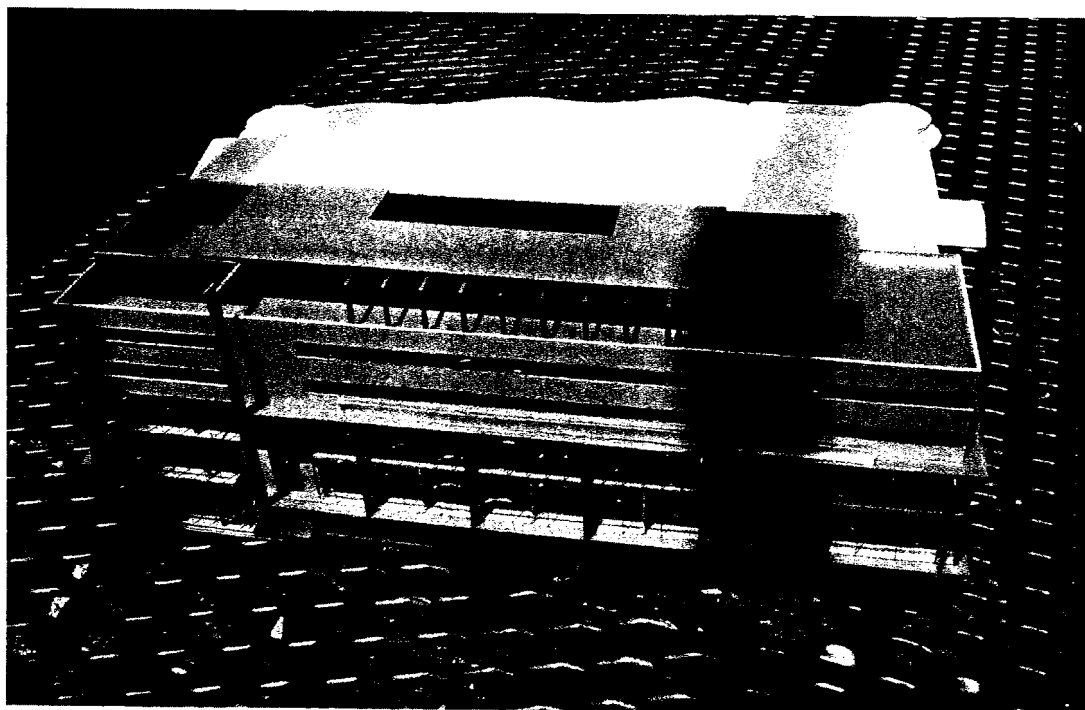
DATE	10/10/01
BY	J. C. [illegible]
CHECKED	[illegible]
DATE	10/10/01

PROJECT NO. 1001
DATE: 10/10/01
BY: J. C. [illegible]
CHECKED: [illegible]
DATE: 10/10/01

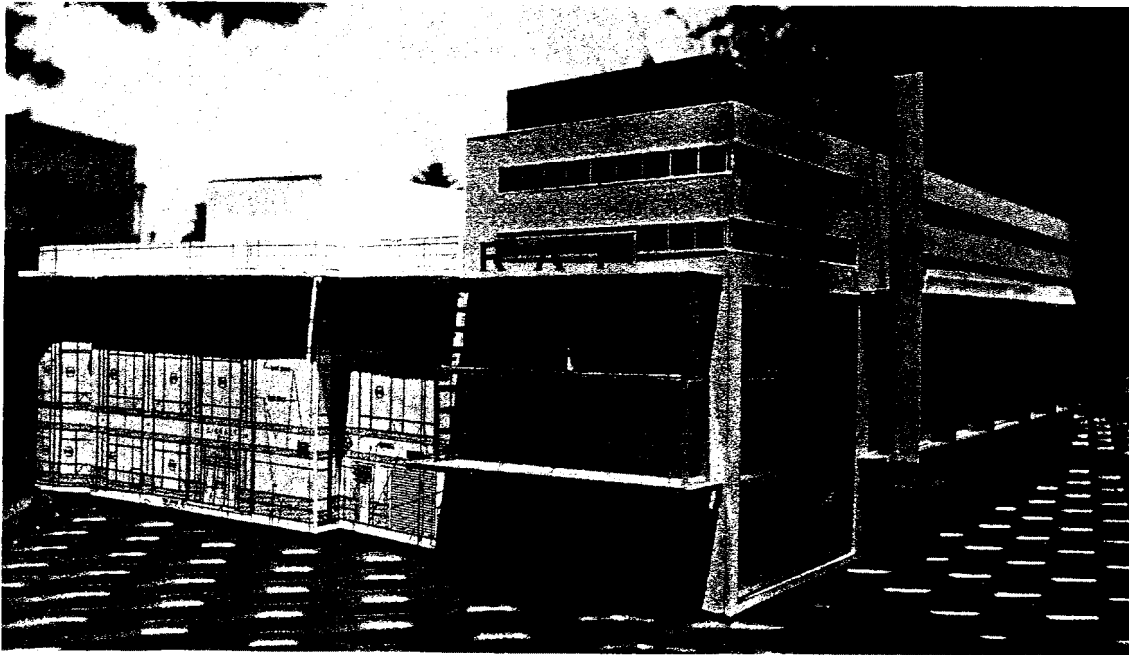
Photos of Cultural Arts Building Model with New Library Model



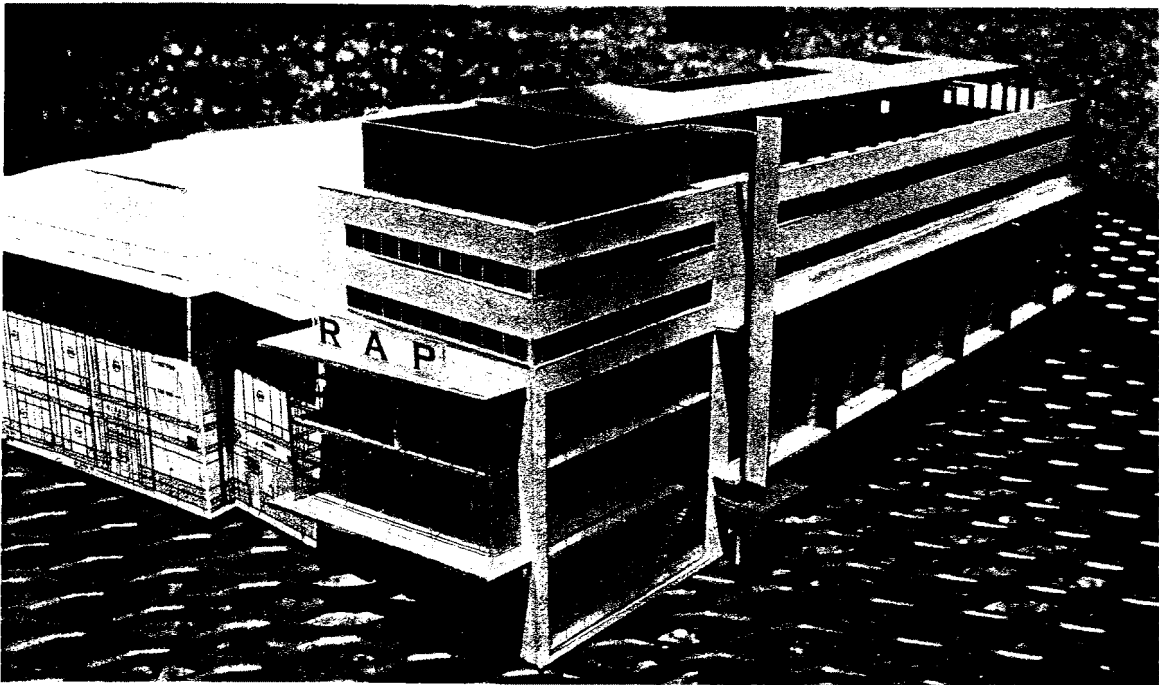
Southwest corner of proposed Cultural Arts Building with library beyond. Public plaza would be to the right.



West side of proposed building (facing Newmarket Street) from above.



Northwest corner of proposed Cultural Arts Building with library adjoining, from near ground level.



Northwest corner of proposed building from above, with new library beyond. Corner of Newmarket Street and Beall Avenue.

SITE DATA

SUBJECT PROPERTY:
Rockville Town Square
538.827 S.F. or 12.365 acres
Parcel 1 & 2
TOM 1 & 2
ZONING CLASSIFICATION:
Mixed Use Development including:
Retail, Office, Restaurant, Healthcare
and Public Uses

GENERAL NOTES:
1. Proposed improvements to E. Middle Lane @ N. Washington and Beall @ N. Washington.
2. Proposed improvements to N. Washington @ Beall Avenue and Beall Avenue @ Hungerford Drive.
3. Traffic signalization to be provided at the intersection of E. Middle Lane @ Maryland Ave.
4. Proposed sidewalk along Hungerford Dr. to match materials and design with adjoining properties (i.e. Foulger Street).

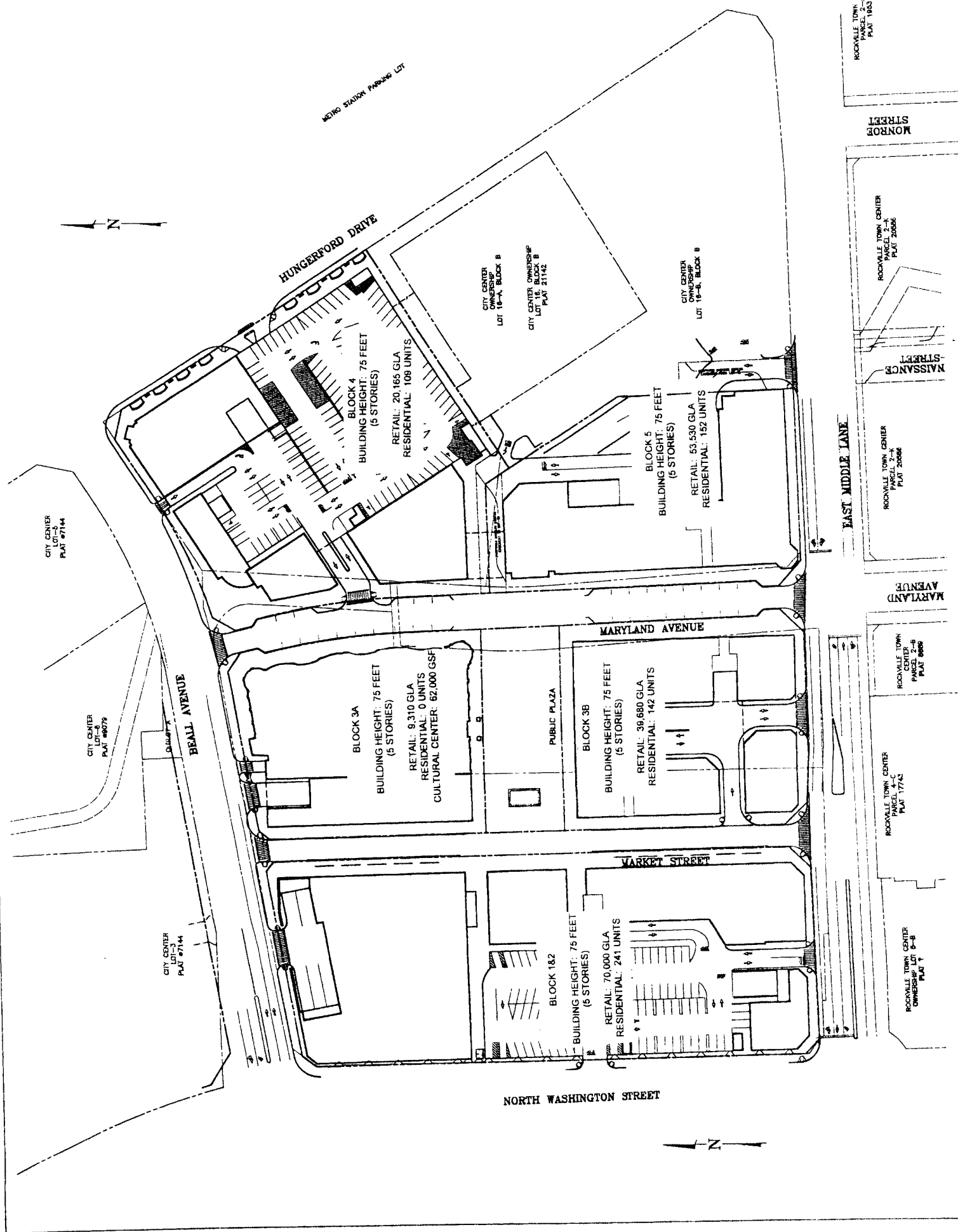
Rockville Town Center – PDP Amendment, August, 2005

Amendment requests the following:

- Increase the allowable retail from 184,563 square feet to 192,000 square feet.
- Increase the allowable size of the Cultural Arts Facility from 38,900 gross square feet to 62,000 gross square feet, plus 9,310 square feet of ground floor retail.
- Increase the building height allowed on Block 3A from 3 stories and 65 feet to 5 stories and 75 feet.

Development Summary by Block for PDP Amendment – August, 2005					
Block	Retail	Cultural Arts Facility	Library	Residences	Off-Street Parking Spaces
					Residential Public
1/2	70,071	0	0	241	324 225
3A	9,310	62,000	102,522	0	0 0
3B	35,973	0	0	142	256 0
4	19,642	0	0	109	244 630
5	55,137	0	0	152	154 122
TOTAL	191,133	62,000	102,522	644	978 977

Note: An additional 43 street parking spaces are also being provided



Rockville Town Center - Peak Parking Demand Summary									
Block	Area (sq. ft.)	Area (acres)	Peak Demand (cars)	Peak Demand (bikes)	Peak Demand (total)	Peak Demand (total)	Peak Demand (total)	Peak Demand (total)	Peak Demand (total)
Block 1/2	44,337 sq. ft.	1.01	100	10	110	110	110	110	110
Block 3A	13,008 sq. ft.	0.30	30	3	33	33	33	33	33
Block 3B	12,314 sq. ft.	0.28	28	3	31	31	31	31	31
Block 4	34,218 sq. ft.	0.78	78	8	86	86	86	86	86
Block 5	55,137 sq. ft.	1.26	126	13	139	139	139	139	139
TOTAL	191,133 sq. ft.	4.33	432	44	476	476	476	476	476

PRELIMINARY DEVELOPMENT PLAN
ROCKVILLE TOWN SQUARE

4TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG
Macrie, Hendricks & Glavick, P.A.
Landscape Architects & Surveyors
1220 Montgomery Road, Suite 120
Montgomery Village, Maryland 20890-1275
Phone: 301.470.2040
Fax: 301.468.0800
www.mhgpa.com

Project No. 05-0015
Date 08-05-05
Scale 1" = 50'
Sheet 1 of 1